

AVAILABLE
NOW

SUSSEX JUNCTION



PRIME WAREHOUSE /
DISTRIBUTION UNIT 46,500 SQ FT
REFURBISHMENT COMPLETE
COWFOLD ROAD, BOLNEY, RH17 5QR

[SUSSEXJUNCTION.COM](https://www.sussexjunction.com)

Unit 1	sq ft	sq m
Ground Floor	43,000	3,995
First Floor	3,500	325
Total	46,500	4,320

Approx Gross Internal Area

PRIME WAREHOUSE / DISTRIBUTION UNIT

SPECIFICATION



10m eaves



510 KVA 3
phase power



45 car spaces
(2 x EV charging points)



HGV parking



2 x hydraulic
dock levellers



Grade A office
content



3 x level access doors



Secure yard with up
to 47m yard depth



6.27 acre site

A23

UNIT 1

UNIT 2
LETTO
VERITAS

UNIT 3
LETTO
VERITAS

COWFOLD ROAD

DEMOGRAPHICS



94.6% of the population
have NVQ1 and above



Over 85,000 people
living within 5 miles



5.8% population growth
forecast by 2022



Average Gross Weekly
Pay £548.20 (Mid Sussex)
vs £613.50 (South East)



4,969,950 people within
1 hour drive time



Working age population
of 89,800



Highly visible unit



Flexible designs
available



BREEAM Very Good
EPC A



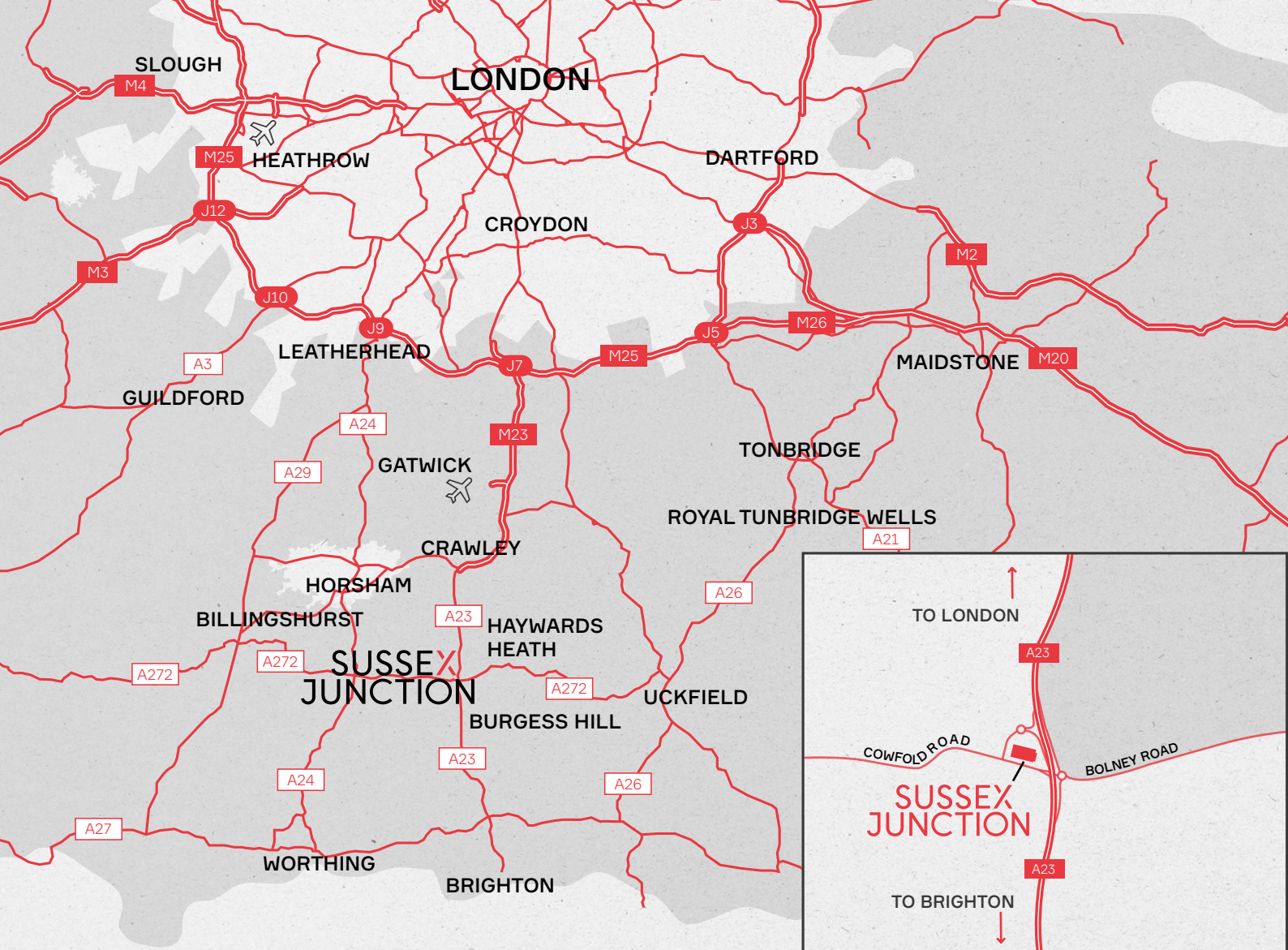
Immediate
access to A23

A PREMIER LOGISTICS OPPORTUNITY AT THE A23 / A272 JUNCTION



BIG OPPORTUNITY

Sussex Junction is a brand new warehouse/ logistics unit benefiting from immediate access to the A23. Brighton and the South Coast is situated approximately 13 miles to the south and Gatwick Airport is approximately 15 miles to the north. The site has a draft allocation for employment uses.



TOWNS & ROADS

Haywards Heath	4.6 miles	9 mins
Burgess Hill	5.4 miles	11 mins
Brighton	13.3 miles	15 mins
M25 Junction 7	21.6 miles	22 mins
Dartford	45 miles	1 hr 5 mins
Central London	40.6 miles	1 hr 30 mins



AIRPORTS

Gatwick	14.5 miles	16 mins
Heathrow	50.6 miles	53 mins
Southampton	64.3 miles	1 hr 22 mins
Stansted	82.9 miles	1 hr 33 mins
Luton	83.8 miles	1 hr 31 mins
Birmingham	152 miles	2 hr 25 mins



PORTS

London Gateway	59.5 miles	1 hr 8 mins
Southampton	63.1 miles	1 hr 26 mins

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